

Sioux County, North Dakota and Corson County, South Dakota

Wilder
Buffalo Ranch

LAND AUCTION

**SATURDAY, OCTOBER 17
10:00 AM**



Offered in 13 Tracts

22,103[±]
Total Acres



Held at Oahe Hills Golf Course
Mobridge, South Dakota 57601



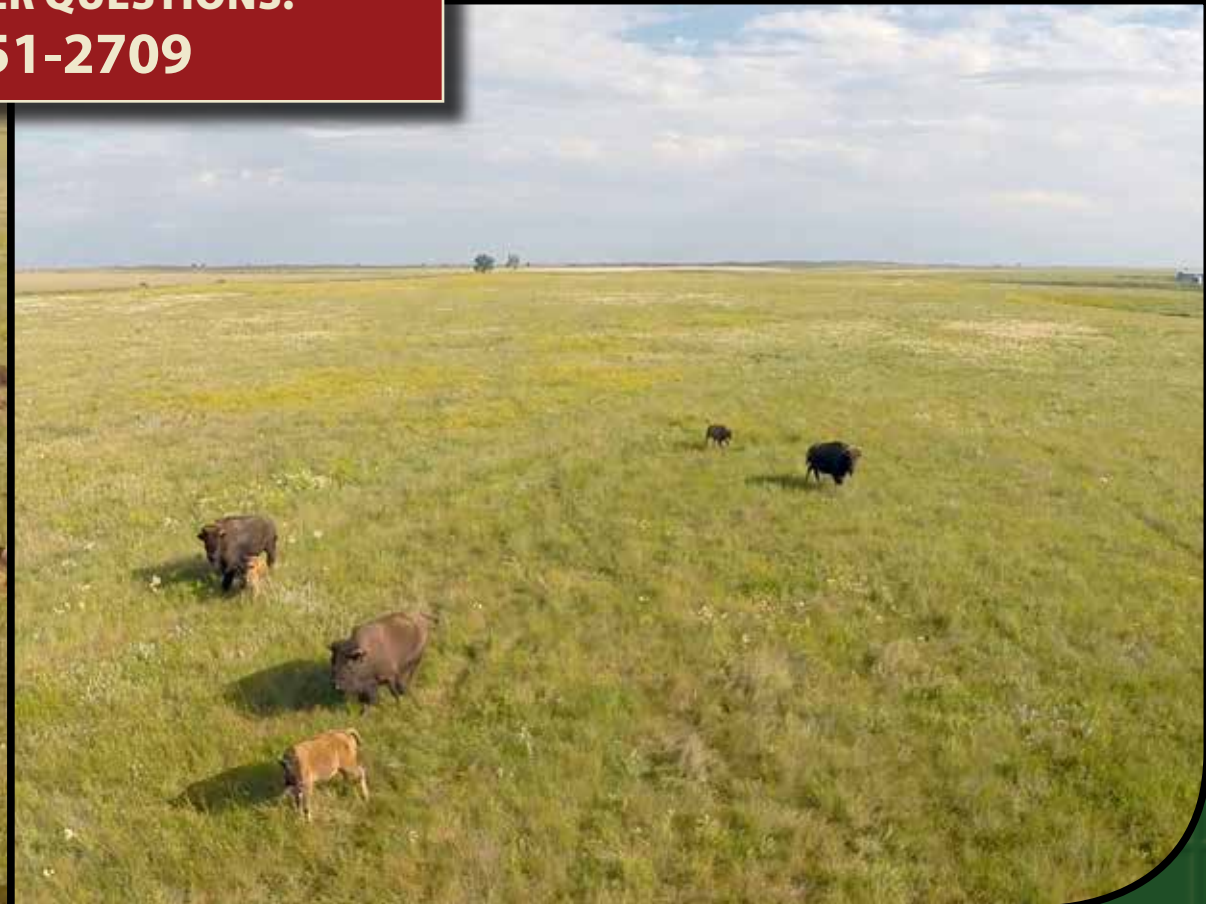
800-451-2709

**19,599[±] Deeded Acres
plus 2,504[±] Leased Acres**

- **Excellent Fencing** • **Productive Farm Land**
- **7,838± Acres FSA Cropland** • **Good Water**
- **900± Head Feed Lot; Suitable for Buffalo**



**CONTACT OUR AUCTION MANAGER
WITH FURTHER QUESTIONS:
800-451-2709**



Sioux County, North Dakota and Corson County, South Dakota

22,103[±] LAND AUCTION

Total Deeded & Leased Acres
Offered in 13 Tracts

SATURDAY, OCTOBER 17
10:00 AM



4,760[±] deeded acres
plus 1,120[±] leased acres

5,880[±]
total acres
Sioux County, ND

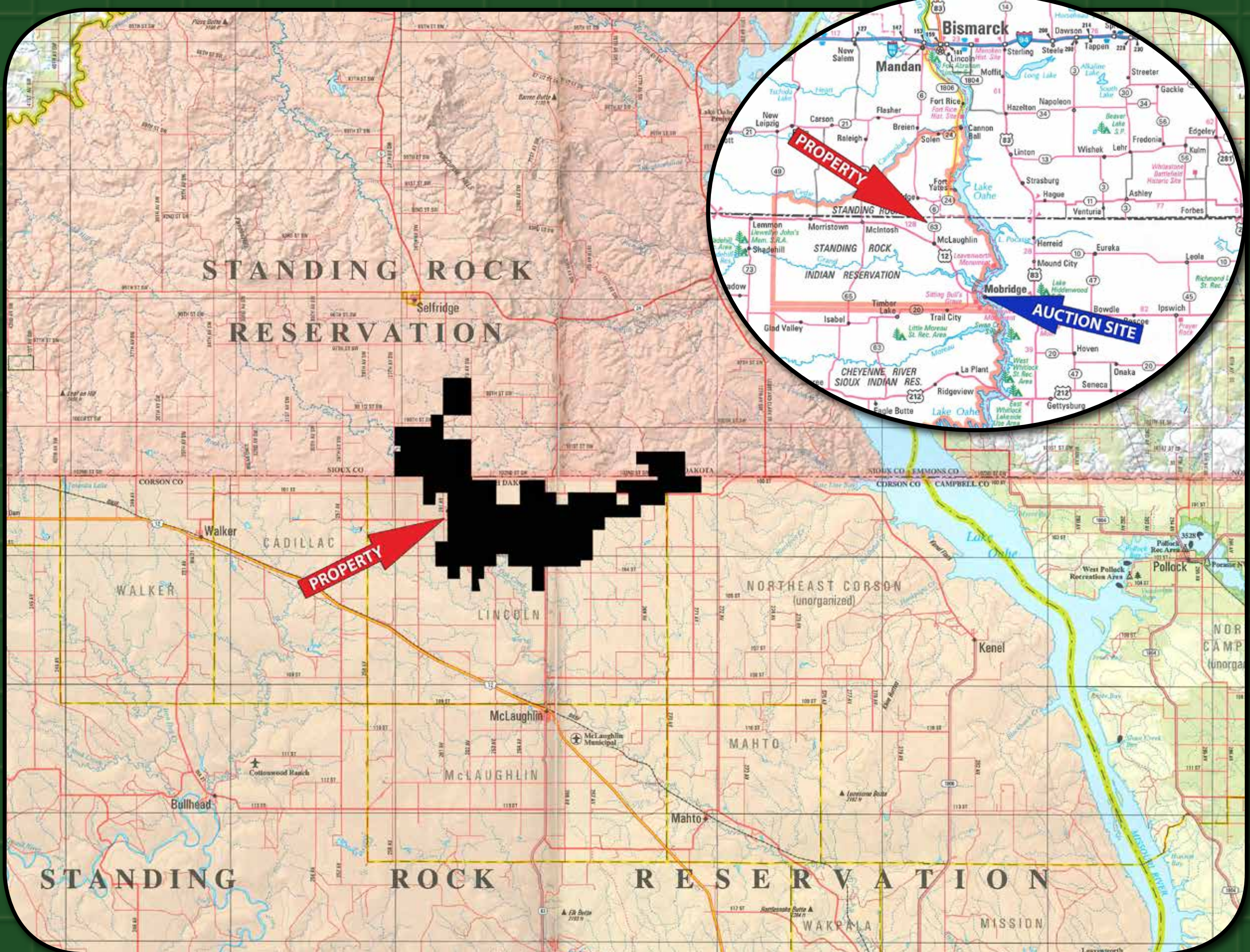
14,839[±] deeded acres
plus 1,384[±] leased acres

16,223[±]
total acres
Corson County, SD

 **ONLINE BIDDING AVAILABLE**

SCHRADER
Real Estate and Auction Company, Inc.

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Sioux County, North Dakota and Corson County, South Dakota

22,103[±] LAND AUCTION

Total Deeded & Leased Acres

Offered in 13 Tracts

AUCTION LOCATION:

**Mobridge Country Club,
Oahe Hills Golf Course
12631 SD Hwy 1804
Mobridge, South Dakota 57601**



INSPECTION DATES:

*Meet a Schrader Representative at the headquarters
on Tract 7 for Auction Information.*

Or Call 800-451-2709 for a Private Inspection.

Wednesday, September 16th • 1pm - 4pm

Thursday, October 1st • 10am - 1pm

DIRECTIONS:

**From the intersection
of US-12 and SD-63 in
McLaughlin, SD, travel north
on SD-63 for 6 miles to the property
headquarters on the east side of the road.**



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TRACT	ACRES	DEEDED ACRES	LEASED ACRES	DESCRIPTION
1	160±	160±	-	Good pasture land, tillable w/good road frontage and good fence.
2	266±	266±	-	Beautiful Alfalfa field w/excellent road frontage
3	320±	320±	-	Beautiful Alfalfa field w/excellent road frontage and old farmstead and buildings.
4	160±	160±	-	Pasture land w/access across Tract 3 from the south
5	1,806±	1,646±	160±	Diverse tract w/pasture land, tillable and hay land. Older farmstead along drive. Good road frontage.
6	960±	960±	-	Pasture land and some potential tillable including several farm ponds and good frontage. Good fencing.
7	4,056±	3,856±	200±	Pasture land and some tillable with a 900± head feed lot, grain bins and good water. 3 - bedroom split-level house w/approximately 2400 sq ft and 2 car garage. Good fencing. 3 miles of frontage on SR 63.
8	311±	311±	-	Hay land with good fencing and 1 mile of frontage on SR 63
9	467±	467±	-	Pasture and hay land with good fencing and 1-mile of frontage on SR 63.
10	8,376±	7,192±	1,184±	Large contiguous pasture/potential for tillable. Good fencing and water. 1 ½ mile of frontage on SR 63.
11	621±	621±	-	Pasture land with some tillable potential. Good fencing. 1 mile of frontage on SR 63.
12	3,640±	2,680±	960±	Pasture land with good fencing and water. Good access.
13	960±	960±	-	Pasture land with some tillable and hay land. Site of old farmstead. Good water and access.
TOTAL	22,103±	19,599±	2,504±	



Contact Auction Company for Detailed Information Booklets for each property with additional Due-Diligence Materials, including information such as: soil maps, water information and tax information.



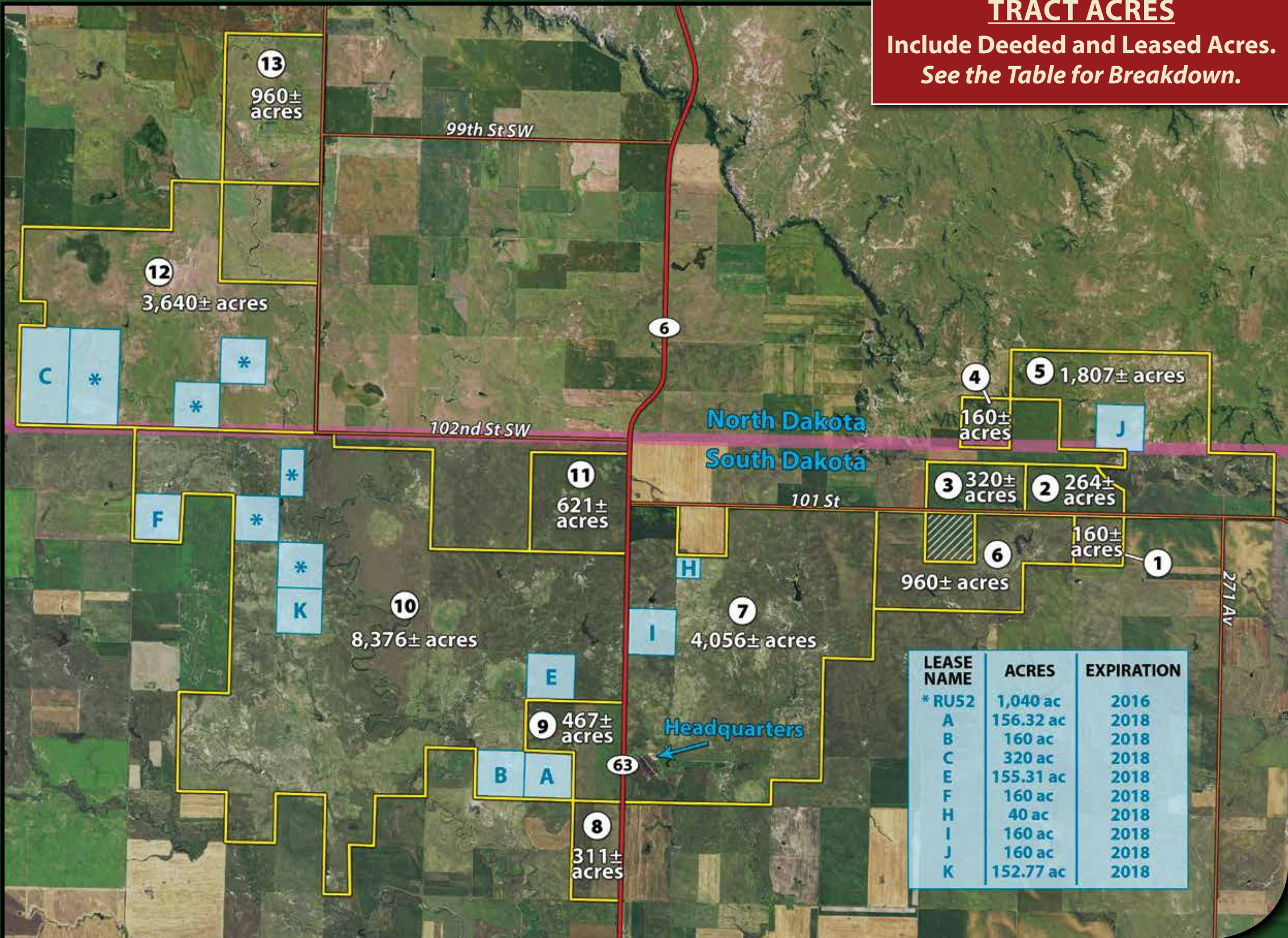
ONLINE BIDDING
 You may bid online during the auction at www.schraderauction.com. You must register by **October 9th** to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.



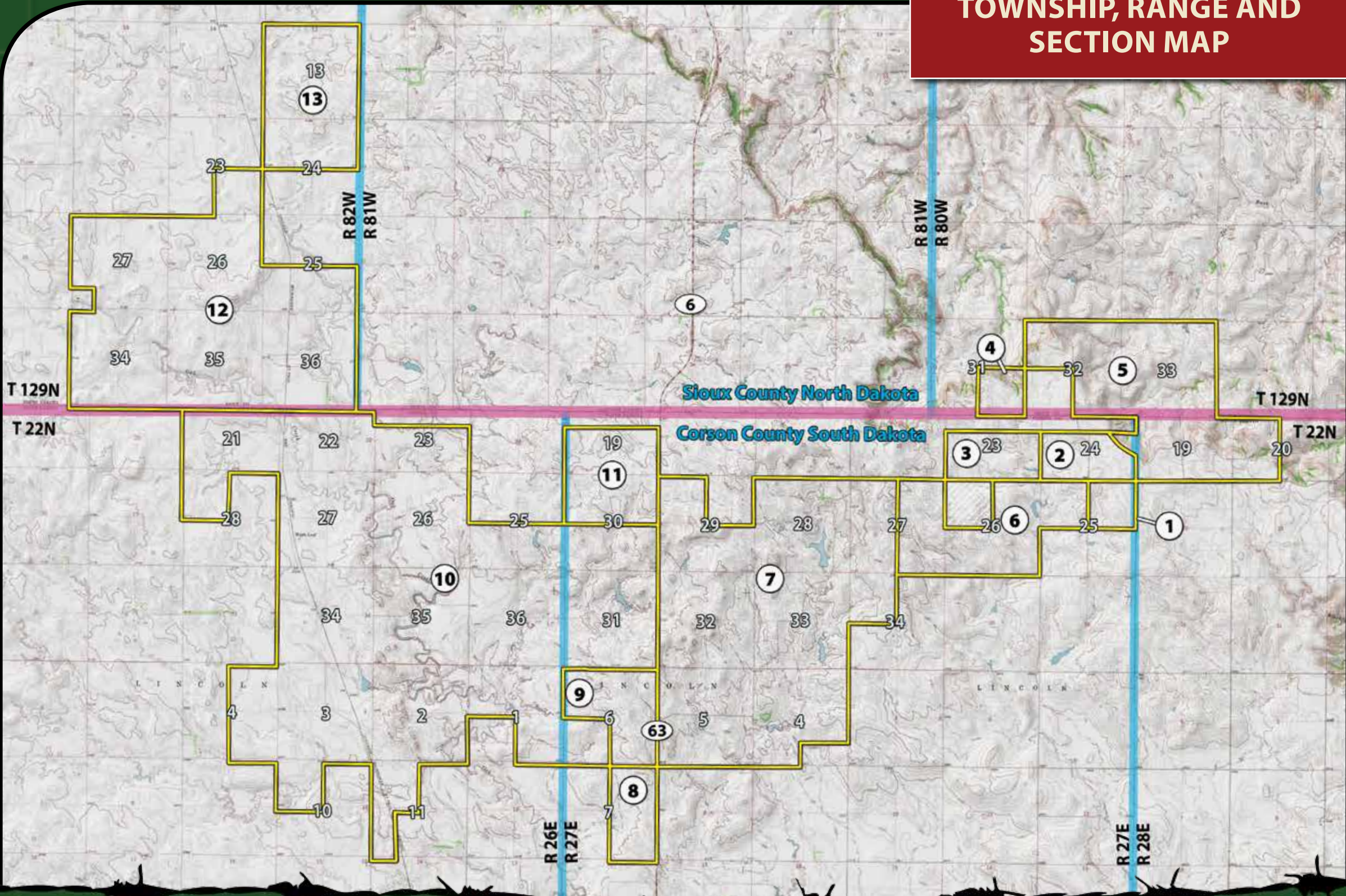
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TRACT ACRES

Include Deeded and Leased Acres.
See the Table for Breakdown.



TOWNSHIP, RANGE AND SECTION MAP





Tract 7



Tract 13



Tract 12





Tract 7



Tract 5

In the Schrader Method of Auction, you can bid on any tract or combination of tracts. Put together the tracts that suit your needs!



Tract 7



Tract 7

Sioux County, North Dakota and Corson County, South Dakota

22,103[±] LAND AUCTION

Total Deeded & Leased Acres



**Great
Opportunity
to buy at Auction!**



Tract 7



Tract 5



Tract 1





Tract 10



Tract 7

Sioux County, North Dakota and Corson County, South Dakota

22,103[±] LAND AUCTION

Total Deeded & Leased Acres



Tract 8



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Tract 5



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AUCTION TERMS & CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination and as a whole unit. Bidding on individual tracts and all combinations will compete until the end of the auction. The final bids are subject to Seller's acceptance or rejection.

PURCHASE CONTRACT: Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the final terms and conditions contained in the written purchase contract.

BUYER'S PREMIUM: The purchase price will be the bid amount plus a 3% buyer's premium.

PAYMENT: 10% of the purchase price will be due as a down payment on the day of auction, with the balance due at closing. The down payment may be made in the form of cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

CLOSING: Closing will be held as soon as possible upon completion of the survey, if applicable, the final title commitment and Seller's closing documents, but not before January 2, 2016.

POSSESSION: Possession will be delivered at closing. Pre-closing access will be available subject to execution of a Seller-approved license agreement.

REAL ESTATE TAXES: Buyer will pay real estate taxes assessed for the calendar year 2016 and thereafter.

EVIDENCE AND DELIVERY OF TITLE: Preliminary title insurance schedules will be available for review prior to the auction. At closing, Seller will furnish (i) an owner's title insurance policy in the amount of the purchase price, (ii) a warranty deed conveying the property free of liens but otherwise subject to matters of record and other permitted exceptions described in the purchase contract and (iii) lease assignments with respect to the leased acres.

MINERALS: With respect to any sale, one-half of the mineral rights owned by Seller shall be reserved and the other half shall

be conveyed to the Buyer. No warranty or representation is made as to the existence or extent of any minerals or mineral rights.

SURVEY: A new survey shall be procured only if (i) necessary to record the conveyance or (ii) otherwise deemed appropriate in Seller's sole discretion. If a new survey is procured, such survey shall be ordered by or on behalf of Seller and shall be sufficient for recording the conveyance, but the type of survey shall otherwise be determined by Seller. Survey costs will be shared equally (50:50) by Seller and Buyer.

TRACT MAPS; ACRES: Tract maps and stated acres are approximations based on existing parcel data and/or aerial mapping and are not provided as survey products.

PROPERTY INSPECTION: Scheduled inspection dates will be staffed with auction personnel. Seller and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee by virtue of the property being offered for sale.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is provided subject to a prospective bidder's independent verification. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches and dimensions are approximate.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusively the agents of Seller.

CONDUCT OF AUCTION: The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

CHANGES: Please arrive prior to scheduled auction time to review any changes or additions to the property information. **AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

HEADQUARTERS:

950 N. Liberty Drive, Columbia City, IN 46725

260-244-7606 • 800-451-2709

www.schraderauction.com

Schrader Real Estate and Auction Company, Inc. (SD real estate firm; ND auction clerk #673)

Rex D. Schrader II (SD real estate broker; ND auctioneer #1005)

The Lund Company (SD real estate firm); James L. Hain (SD salesperson)

OCTOBER 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				8	9	10
4	5	6	7	15	16	17
11	12	13	14	22	23	24
18	19	20	21	29	30	31
25	26	27	28			



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